



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

At its meeting held February 27, 2007, the Board took the following action:

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Supervisor Molina made the following statement:

“The County owns a 9,112 square foot building (the ‘Building’) located at 6336 South Passons Boulevard, Pico Rivera (the ‘Property’). The Building is the former Pico Rivera Health Center, which was closed in 2002 as a result of the restructuring of the delivery model used to provide outpatient health services within the County.

“Since that time, the County has explored a number of reuse scenarios for the Property, all of which have been deemed unacceptable to the City of Pico Rivera (the ‘City’) because they conflicted with the existing zoning designated as ‘public use.’ However, in conjunction with City officials, the County has identified a compromise use that would allow the Building to be reopened by a private nonprofit organization for outpatient medical purposes.

“Specifically, AltaMed Health Services (‘AltaMed’), a 501 (c)(3) corporation, has proposed to reopen the facility as a licensed adult day health care center providing a variety of health, therapeutic and social services targeting elderly citizens who are most at risk of being placed in a nursing home if such services were not readily available. Because many of the participants in these types of programs utilize assistive devices (such as canes, walkers and wheelchairs) to facilitate ambulation, the labor intensive means of transporting them to point-of-service locations limits their geographical reach. Therefore, the City recognizes that these services will be targeting local residents who likely already live in the City, and the City therefore supports the change in use from public to private.

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“In accordance with standards set by the California Department of Aging, AltaMed will implement programs that restore and maintain optimal capacity for self-care by elders and physically or mentally impaired adults and delay or prevent inappropriate institutionalization. The objective of AltaMed’s programs is to emphasize partnership with the participant, the family, the physician and the community in working towards maintaining the personal independence of the individuals under AltaMed’s care. Additionally, AltaMed will be responsible for obtaining all of the City approvals necessary to reopen the facility.”

Therefore, on motion of Supervisor Molina, seconded by Supervisor Knabe, unanimously carried (Supervisor Burke being absent), the Board, as authorized by Government Code Section 25539.4, approved the following actions in order to convey to AltaMed Health Services (AltaMed) a County-owned 9,112 sq ft building located in the City of Pico Rivera (1), which was closed in 2002 as a result of the restructuring of the delivery model used to provide outpatient health services within the County, for AltaMed to reopen the facility as a licensed adult day health care center providing a variety of health, therapeutic and social services targeting elderly citizens who are most at risk of being placed in a nursing home if such services are not readily available:

1. Made a finding that the property located at 6336 South Passons Blvd., Pico Rivera, is not needed for County purposes;
2. Made a finding that the proposed conveyance of the Property is categorically exempt from California Environmental Quality Act (CEQA) under Class 12 of the County's Environmental Document Reporting Procedures and Guidelines and Section 15312 of the State CEQA Guidelines (Surplus Government Property Sales);
3. Made a finding that the outpatient health services provided by AltaMed targeting elders and physically or mentally impaired adults serve public purposes which benefit the County and its residents;

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4. Approved the conveyance of the Property to AltaMed on a gratis basis in exchange for AltaMed's commitment, for a 30-year period, to provide the funds, staff and management to operate a day-care center targeting elders at the subject Property, subject to the condition that the Property will be used continuously and exclusively for adult day-care purposes and that the Property is not to become blighted. The Property and services provided thereon shall be equally open and available to County residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to County residents of incorporated areas not equally accorded County residents of unincorporated territory. In the event AltaMed does not comply with operating an adult day-care center and/or fails to continuously maintain a license customarily issued for such facilities by the State of California or other jurisdiction having responsibility for such licensing during the 30-year period, then all right, title and interest in the subject Property shall automatically revert back to the County of Los Angeles;
5. Included an encumbrance upon the Property providing that in the event the Property is sold after a period of 30 years, then AltaMed and the County shall split the sales price (less the cost of typical sales expenses including a broker fee, if paid) 50/50 and if in the County's sole opinion the sale is for less than the Property's fair market value, then upon sale, the County shall be paid 50% of the fair market sales value of the Property as determined by appraisal;
6. Authorized the Chief Administrative Officer to negotiate terms of the conveyance to AltaMed, including a conveyance agreement, and instruct the Chairman to sign the agreement upon presentation, subject to prior approval by County Counsel;
7. Instructed the Chairman to sign the quitclaim deed upon presentation, subject to prior approval by County Counsel; and
8. Authorized the Chief Administrative Officer to finalize and/or execute all other documents necessary to complete the subject transaction, and for the Auditor-Controller to deposit the net proceeds from any future sale of the Property in the Asset Development Implementation Fund.

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Copies distributed:

Each Supervisor  
Chief Administrative Officer  
County Counsel  
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